



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

3/5/2020

SITE PLANS, SUBDIVISION CONCEPT PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications will be reviewed:

1 4 GADSDEN STREET

9:00 SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

City Project ID: TRC-SUB2020-000140

Address: 4 GADSDEN STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 457-03-03-001

Board Approval Required: BZA-Z, Planning Commission, BAR

Acres: .342

Owner: IAN WALKER C/O HANK HOFFORD

Lots (for subdiv): 6

Applicant: HLA, INC.

843-763-1166

Units (multi-fam./Concept Plans):

Contact: KYLE NEFF

kneff@hlainc.com

Zoning: STR

Misc notes: Subdivide property to build 1 new townhouse building with 4 units, and renovate 2 existing buildings.

RESULTS:

2 651 MEETING STREET

9:15 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2018-000144

Address: 651 MEETING STREET

Location: PENINSULA

Submittal Review #: 2ND REVIEW

TMS#: 4631602061

Board Approval Required: BAR

Acres: 0.61

Owner: TROLLEY BARN PARTNERS II, LLC

Lots (for subdiv): 1

Applicant: MADISON CAPITAL GROUP

843-884-1667

Units (multi-fam./Concept Plans): 45+-

Contact: HOBIE ORTON

hobie@madisoncagroup.com

Zoning: GB

Misc notes: Construction plans for a multi-family development and associated improvements.

RESULTS:

3 160 ST. PHILIP STREET PARKING GARAGE

9:30 SITE PLAN

Project Classification: SITE PLAN

City Project ID: TRC-SP2018-000115

Address: 160 ST. PHILLIP STREET

Location: PENINSULA

Submittal Review #: 1ST REVIEW

TMS#: 4601202054

Board Approval Required: BAR

Acres: 0.604

Owner: 160 ST. PHILIP STREET, LLC

Lots (for subdiv): 1

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Units (multi-fam./Concept Plans): -

Contact: DANNY FORSBERG

danny@forsberg-engineering.com

Zoning: GB

Misc notes: Construction plans for a 138,481 square foot City parking garage.

RESULTS:

4 ONE 80 PLACE**9:45 SITE PLAN**

Project Classification: SITE PLAN

Address: 573 MEETING STREET

Location: PENINSULA

TMS#: 4631604022

Acres: 0.41

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 86 UNITS

Zoning: MU-2/WH

City Project ID: TRC-SP2018-000175

Submittal Review #: 1ST REVIEW

Board Approval Required: BAR

Owner: CHARLESTON INTERFAITH ASSISTANCE MINISTRY

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: TREY LINTON tlinton@forsberg-engineering.com

*Misc notes: Construction plans for a 86 unit, 81,391 square foot family life center and associated improvements.***RESULTS:**

5 D.I. COURTYARD MARRIOTT**10:00 SITE PLAN**

Project Classification: SITE PLAN

Address: 56 FAIRCHILD STREET

Location: DANIEL ISLAND

TMS#: 2750000269

Acres: 2.465

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): 113 ROOMS

Zoning: DI-TC

City Project ID: TRC-SP2018-000145

Submittal Review #: 3RD REVIEW

Board Approval Required: BAR, BZA-SD

Owner: ADE 836, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO. 828-773-6543

Contact: DOMONIC JONES jones.d@tandh.com

*Misc notes: Construction plans for new hotel on Daniel Island & proposed right-of-way adjustment.***RESULTS:**

6 9 MORRIS DEVELOPMENT - EARLY SITE PLAN**10:15 SITE PLAN**

Project Classification: SITE PLAN

Address: 9 MORRIS ST.

Location: PENINSULA

TMS#: 460-12-02-047, 086

Acres: .346

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

City Project ID: TRC-SP2020-000320

Submittal Review #: PRE-APP

Board Approval Required: BZA-Z, BAR-L

Owner:

Applicant: NEIL STEVENSON ARCHITECTS 43-853-8800 X303

Contact: AMY KAY STONEY amy@neilstevensonarchitects.com

*Misc notes:***RESULTS:**

7 SMOKY OAK MAYBANK**10:30 SITE PLAN**

Project Classification: SITE PLAN

Address: 3269 MAYBANK HWY

Location: JOHNS ISLAND

TMS#: 279-00-00-204

Acres: 1.23

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD

City Project ID: TRC-SP2020-000321

Submittal Review #: PRE-APP

Board Approval Required: DRB

Owner: CM JOHNS ISLAND STORAGE LLC

Applicant: EARTHSOURCE ENGINEERING 843-881-0525

Contact: KEVIN M. BERRY, PE berryk@earthsourceeng.com

*Misc notes: Proposed sit down restaurant with parking within a planned development (PUD)***RESULTS:**

8 1074 MORRISON DRIVE MIXED-USE - ESP**10:45 SITE PLAN**

Project Classification: SITE PLAN
Address: 1074 MORRISON DRIVE
Location: PENINSULA
TMS#: 4610903003 & 461-09-03-060
Acres: 2.289
Lots (for subdiv): -
Units (multi-fam./Concept Plans): 0
Zoning: UP

City Project ID: TRC-SP2019-000271

Submittal Review #: 3RD REVIEW
Board Approval Required:

Owner: XXXX

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Early Site Package for a three building and parking garage development and associated improvements.

RESULTS:

9 1074 MORRISON DRIVE MIXED-USE**11:00 SITE PLAN**

Project Classification: SITE PLAN
Address: 1074 MORRISON DRIVE
Location: PENINSULA
TMS#: 4610903003
Acres: 2.40
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): XX
Zoning: UP

City Project ID: TRC-SP2019-000226

Submittal Review #: 2ND REVIEW
Board Approval Required: BAR

Owner: XXXX

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans for a three building and parking garage development and associated improvements.

RESULTS:

10 BULL CREEK APARTMENTS**11:15 SITE PLAN**

Project Classification: SITE PLAN
Address: 2235 ASHLEY RIVER ROAD
Location: WEST ASHLEY
TMS#: 3540800003
Acres: 5.57
Lots (for subdiv): 57
Units (multi-fam./Concept Plans): 57
Zoning: GB

City Project ID: TRC-SP2019-000243

Submittal Review #: 1ST REVIEW
Board Approval Required: DRB

Owner: ASHLEY RIVER LLC

Applicant: CLINE ENGINEERING

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Site plan for a new 20,000 square foot multi-family building.

RESULTS:

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Eric Schultz, TRC Administrator, in the Department of Planning, Preservation and Sustainability at (843) 724-3790. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.